Parcel Analysis System (PAS)

Created to provide assessment and sales data to the public, the Parcel Analysis System (PAS) allows web users to easily search available information on one or more parcels. Reporting functionality enables each municipality to print summarized information right at home. PAS is really a multi-purpose web-based parcel related software application that promotes the integration and use of data, with GIS functionality, among multiple departments.

The information provided in PAS represents the current status of the data maintained by each town assessor's office. On the first page of the web-site users are given the option to search 'Enter Address and/or Parcel No' for either Niagara or Erie County. This means that any combination found for the information given will be listed with links to Google Maps when available.



So if the user types in the address '4 cott', any combination of the word is listed. Notice the small globes and dollar signs beside each thumbnail on the left. Those are links to that particular parcel in the Geographic Information System (GIS) or Tax Access System (TAS), respectfully. In the list, a link to Google Maps is also available.

Note that limited functionality is allowed for municipalities not currently participating in the PASTAS suite. Each address's parcel number (aka SBL) is also listed as a link to more detailed information about that particular parcel along with the full street address. Click on the 'Parcel No' (links are usually in blue) and information on the parcel is shown, such as the example below. Plus click on the 'Address' column header to sort the results by street address.

Property information from Sales and Assessed Value (AV) to the Legal Description of the parcel is displayed. Physical Information is also included with any data correlating to Grade to the SQFT of living area. All of which comes from the RPS database.



Users of the PAS site will be enabled to:

- Retrieve property and physical information on a parcel.
- Link to a parcel's GIS or tax data (if the municipality chooses to use the tax feature).
- Prepare a report summarizing up to four parcels at a time.
- Compare single or multiple parcels by
 - o A combination of address and parcel number.
 - Assessed attributes such as those in the example below
 - Sales data (where available)

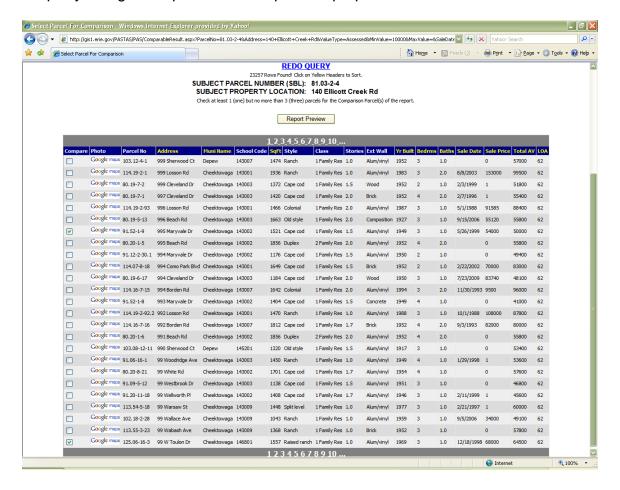


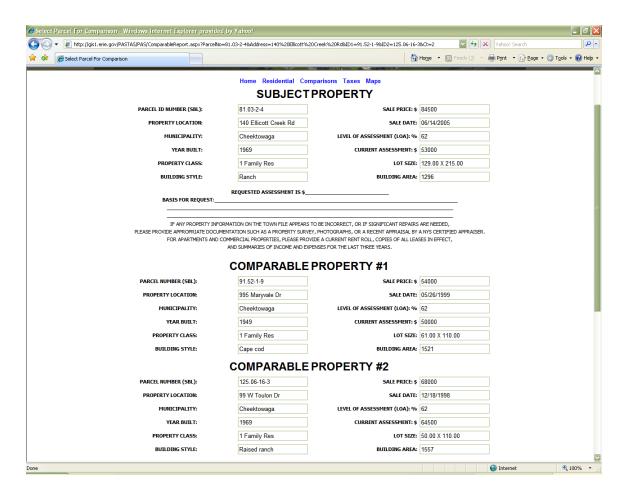
In this example, the Subject Parcel Number (SBL) has been chosen and now the user gets to search for similar parcels using the parameters (search options) above. Minimum Value is mandatory while the rest will default to 'Any' unless the user chooses to do otherwise. And if the Maximum Value is specified, it has to be greater then the Minimum Value or the user will be warned. Same is true for the Maximum Square Feet.



Once the user determines what is to be searched, the Search button lists the results. Use the check boxes on the left of the data view to choose at least one but no more then three parcels for the Comparison Parcel(s) of the report. Note that the user can use any of the columns with yellow headers to sort through those rows that qualified for the search and the page numbers at the top of the data view can be used to look for additional parcels.

In the example below, two parcels have been chosen. Although not all of the properties match between the two parcels, they have similar Assessed Value and the same building style. Clicking the Report Preview will display the Subject Property along with up to three comparable properties.





Pertinent data such as the municipality and LOA have been included in the Comparison Report to ensure the relativity of the information displayed. The user can print using a command button at the bottom of the report and/or continue with their search. Note that on the report are areas where the user can enter additional information before referring to their town clerk or tax collector.

No matter what the size of the municipality, each town can expect expedient searching capabilities with even phone modem web users. Microsoft .Net, the latest in web technology, along with a collection of indexes on keys common to the application's searches enable PAS to soar through records and ease users' needs for phone calls or visits to their town offices.